

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 28th DAY OF OCTOBER TWO THOUSAND FIFTEEN.

ROLL CALL

Present

Mr. George Drummond
Mr. Chris Basic
Ms. Robin Bledsoe

Absent

Mr. John Wright III
Mr. Tim O'Connor

STAFF

Mr. Paul Holt
Mr. Scott Whyte

Other

Mr. Steven Grimes
Mr. Dale Young
Mr. Jim Roundtree

Mr. George Drummond called the meeting to order.

Mr. Chris Basic moved to approve the minutes from the September 30, 2015 meeting. The minutes were approved 2-0 (Ms. Bledsoe abstaining).

DRC ACTION

SP-0067-2015, Greensprings Plantation Vacation Resort Maintenance Building

Mr. Scott Whyte explained that this case has come before the DRC to determine if the proposal deviates from the approved master plan. Mr. Whyte explained that the applicant is proposing a maintenance facility that would replace a previously approved time share unit.

Mr. Paul Holt explained that the area can be seen on the overhead and that these units were previously approved on a site plan and subdivision plan.

Ms. Robin Bledsoe inquired about the number of building that exist on site today.

Mr. Dale Young discussed the history of the resort, and how the present developer has no intention of developing the remaining approved building sites. Mr. Young showed the existing units and explained how the maintenance facility is currently across Monticello Avenue and poses logistical and safety issues.

Mr. Young further explained that if the developer ever decided they wanted to construct more units, there are additional areas where they could develop.

Mr. Holt inquired about a previously approved maintenance area site plan located near this proposal.

Mr. Young explained that the proposal was from a previous developer and is too small to fit the needs of their operation today.

Mr. Steven Grimes asked why the previously approved maintenance area did not need DRC approval, when this proposal does.

Mr. Holt explained that the previously approved plan was a much smaller facility that was not replacing a previously approved timeshare unit that is located between two approved units.

Ms. Bledsoe asked how many units are existing at this time.

Mr. Jim Roundtree stated that there are currently 29 timeshare building.

Mr. Basic stated that he could support the view that the proposal is not consistent with the Master Plan, but the issues are such that a solution could be found.

Mr. Young stated that they are willing to make a note that the approved units around the proposed maintenance building would not be built and that they could provide screening of the facility that the Development Review Committee (DRC) desired.

Ms. Bledsoe stated that she would like to see a proposal that would mitigate the concerns.

Mr. Basic asked if the applicant made the desired changes could the proposal be administratively reviewed by staff.

Mr. Holt stated that staff could make an administrative review if the DRC gave specific expectations for the changes discussed.

Mr. George Drummond asked if staff has explored any alternative location for the facility on site.

Mr. Grimes responded that they had considered several additional locations, however this location was deemed the best for their needs.

Mr. Young added that there is a lot of existing vegetation on site that would screen the facility the proposed location.

Mr. Roundtree added that the presence of existing utilities also made this site attractive.

Mr. Holt stated that staff's biggest concern is future development and how this facility may fit. Mr. Holt stated that these concerns could be addressed by excluding the two adjacent building from the site plan.

Mr. Basic indicated that he could approve the proposed changes but could not approve the plan just based on a promissory note.

Ms. Bledsoe expressed concerns over future control of development and suggested addressing concerns on a site plan that proposes landscaping for screening and assurances that future development will not include the construction of the two adjacent buildings.

Mr. Young stated that they are in a time crunch and they are willing to make any improvements that can help speed up the process.

Mr. Holt stated that there are several options. One option is to make changes before the next Planning Commission meeting for DRC to review, or wait until the next DRC meeting on November 18th. The third option would be to call a special DRC meeting to discuss the issues.

Mr. Basic asked if the applicant could come back with a proposal that addresses landscaping, buffering and a revised plat that removes the property interest in the three previously approved timeshare units.

Mr. Grimes asked if the lots were established on Subdivision Plan -0105-1999.

Mr. Whyte stated that they were.

Ms. Bledsoe asked if the revisions could go to staff for an administrative review.

Mr. Holt responded that it could if the Commission gave very detailed expectations and further explained that the issue with the two adjacent buildings could be addressed with an amendment to the subdivision plat, but the landscaping and architecture would be addressed by another means.

Ms. Bledsoe expressed concerns about the views of the existing timeshare unit's owners.

Mr. Young demonstrated that the existing trees on site screen the proposed facility from the view of existing units and from most of the rest of the development.

Mr. Basic asked if the existing trees proposed to screen the facility could be preserved with a new site plan for the facility.

Mr. Holt replied that the interest for the two approved buildings could be extinguished with a subdivision plan submittal. The buffering of the maintenance facility could be addressed on a site plan that would ensure that the buffering stays in place, even if the developer decides to go ahead with the approved development in the future.

Ms. Bledsoe stated that she thought this was the best solution to move the project along.

Mr. Basic added that we should make it contingent on Planning Director and staff approval.

Ms. Bledsoe asked if after Planning Director and staff approval, the proposal would come back to the DRC?


Mr. Holt responded that it would not as long as the applicant properly addresses the issues that were discussed.

Ms. Bledsoe made a motion for the applicant to amend the subdivision plat and submit a new site plan subject to approval from the Planning Director and Planning Staff.


On the motion by Ms. Bledsoe, the DRC found the proposal to be consistent with the master plan by a vote of 3-0.

ADJOURNMENT

On a motion by Mr. Basic, the meeting was adjourned at approximately 4:45 p.m.



George Drummond, Chairman



Mr. Paul Holt, Secretary